

57-04-32-400-001.000-010

General Information

Parcel Number
57-04-32-400-001.000-010

Local Parcel Number
04-100181-50

Tax ID:
04-100181-50

Routing Number
- - - - -

Property Class 499
Other Commercial Structures

Year: 2018

Location Information

County
Noble

Township
ORANGE TOWNSHIP

District 010 (Local 004)
ORANGE TOWNSHIP

School Corp 6060
EAST NOBLE

Neighborhood 1040100
Orange Twp Base Area-Commercial

Section/Plat
032

Location Address (1)
1465 E 700 N
ALBION, IN 46701

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, May 1, 2018

Review Group 2015

CROP PRODUCTION SERVICES

Ownership

CROP PRODUCTION SERVICES
C/O TAX DEPT
3005 ROCKY MNTN AVE STE 300
LOVELAND, CO 80538

Legal

PARCEL 2 PT NW1/4 SEC 32 9.393A



1465 E 700 N

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-----------------|--------|------|------------|----------------|-----|
| 10/21/2009 | CROP PRODUCTION | | AFF | 0910/00457 | \$0 | I |
| 01/01/1900 | CROP PRODUCTION | | WD | / | \$0 | I |

499, Other Commercial Structures

Orange Twp Base Area-Co 1/4

Notes

10/24/2016 : 17-18---SPLIT OFF .15A TO 400-006

12/17/2015 : REAS 16-17 - MADE CORRECTIONS TO CARD

6/21/2013 : 13 P 14 - 12-5-2012 - ADDED NEW ELEC UPGRADE AND COVER OVERAUGAR @ N.A.V.

1/3/2012 : 12 P 13 - REASS - ADDED PORCH/CNPY TO NEWEST BLDG, REMOVED 2 OLDER BLDGS,CORRECTED STY HEIGHTS AND CONDS

5/5/2011 : This parcel contains a GCK building that was depreciating from the incorrect schedule prior to 2010 payable 2011

3/12/2009 : ADDED NEW BLDG @ 100%

4/13/2006 : CORRECTED TAX ID # PER AUDITOR'S OFFICE

Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2018 | Assessment Year | 2018 | 2017 | 2017 | 2016 | 2015 |
|------------------|---------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| WIP | Reason For Change | Annual-Adj | Annual-Adj | Split | Annual-Adj | Annual-Adj |
| 01/16/2018 | As Of Date | 04/25/2018 | 04/09/2017 | 10/24/2016 | 05/12/2016 | 07/27/2015 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| \$56,500 | Land | \$56,500 | \$56,500 | \$56,500 | \$56,800 | \$56,800 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$56,500 | Land Non Res (3) | \$56,500 | \$56,500 | \$56,500 | \$56,800 | \$56,800 |
| \$202,300 | Improvement | \$202,300 | \$192,800 | \$192,700 | \$192,700 | \$197,300 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$202,300 | Imp Non Res (3) | \$202,300 | \$192,800 | \$192,700 | \$192,700 | \$197,300 |
| \$258,800 | Total | \$258,800 | \$249,300 | \$249,200 | \$249,500 | \$254,100 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$258,800 | Total Non Res (3) | \$258,800 | \$249,300 | \$249,200 | \$249,500 | \$254,100 |

Land Data (Standard Depth: Res 100', CI 100')

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
|-----------|----------------|---------|------------|-------|--------|----------|-----------|------------|---------|------------|---------------|----------|
| 11 | A | | 0 | 2.00 | 1.00 | \$20,500 | \$20,500 | \$41,000 | 0% | 0% | 1.0000 | \$41,000 |
| 14 | A | | 0 | 7.393 | 1.00 | \$2,100 | \$2,100 | \$15,525 | 0% | 0% | 1.0000 | \$15,530 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 9.39 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 9.39 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 9.39 |
| Farmland Value | \$0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | \$0 |
| Classified Total | \$0 |
| Farm / Classified Value | \$0 |
| Homesite(s) Value | \$0 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$0 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$56,500 |
| Total Value | \$56,500 |

General Information

OccupancyTank, Oil Storage

DescriptionTank, Oil Storage1

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joint

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accomodations

Bedrooms

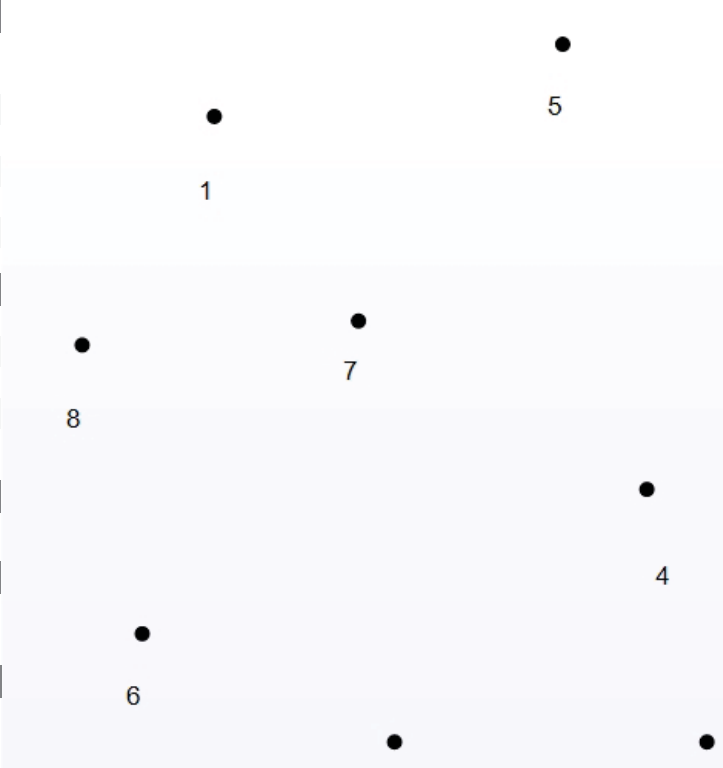
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

| Cost Ladder | | | | | |
|-----------------------------------|--------|---------------|--------|-------|------------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | | | | |
| Slab | | | | | |
| | | Total Base | | | |
| Adjustments | | Row Type Adj. | | | |
| Unfin Int (-) | | | | | |
| Ex Liv Units (+) | | | | | |
| Rec Room (+) | | | | | |
| Loft (+) | | | | | |
| Fireplace (+) | | | | | |
| No Heating (-) | | | | | |
| A/C (+) | | | | | |
| No Elec (-) | | | | | |
| Plumbing (+ / -) | | | | | |
| Spec Plumb (+) | | | | | |
| Elevator (+) | | | | | |
| Sub-Total, One Unit | | | | | \$0 |
| Sub-Total, 1 Units | | | | | |
| Exterior Features (+) | | | | \$0 | \$0 |
| Garages (+) 0 sqft | | | | \$0 | \$0 |
| Quality and Design Factor (Grade) | | | | | 208,201.00 |
| Location Multiplier | | | | | 0.95 |
| Replacement Cost | | | | | \$197,790 |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | |
|-------------------------|-------------|--------------|------------------|-------|------------|----------|---------|-------|-----------|------|----------|-----------------|-----------|----------|---------------|---------|------|------|--------|--------------|
| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Co nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
| 1: Tank, Oil Storage1 | 0% | 1 | Welded Steel | C | 1980 | 1980 | 38 | A | \$208,2 | 0.95 | \$208,2 | 15000 Barrels | \$197,790 | 80% | \$39,560 | 0% | 100% | 1.00 | 1.0000 | \$39,600 |
| 2: Paving, Concrete1 | 0% | 1 | Concrete | C | 1993 | 1993 | 25 | A | \$3.12 | 0.95 | \$3.12 | 1,470 sqft | \$4,357 | 80% | \$870 | 0% | 100% | 1.00 | 1.0000 | \$900 |
| 3: Masonry Wall3 | 0% | 1 | | C | 1993 | 1993 | 25 | A | \$176.2 | 0.95 | \$143.1 | 154' x 4' | \$20,940 | 80% | \$4,190 | 0% | 100% | 1.00 | 1.0000 | \$4,200 |
| 4: Lean-To1 | 0% | 1 | Concrete Floor | C | 1960 | 1960 | 58 | F | \$7.41 | 0.95 | \$7.41 | 14'x17' x 8' | \$1,675 | 70% | \$500 | 0% | 100% | 1.00 | 1.0000 | \$500 |
| 5: Fencing, Metal1 | 0% | 1 | 9 Gauge Galvaniz | C | 1980 | 1980 | 38 | F | \$13.17 | 0.95 | \$24.83 | 250' x 6' | \$5,897 | 80% | \$1,180 | 0% | 100% | 1.00 | 1.0000 | \$1,200 |
| 6: Barn, Pole3 | 0% | 1 | T3AW | C | 1992 | 1992 | 26 | G | \$12.03 | 0.95 | \$12.03 | 60' x 64' x 14' | \$43,877 | 40% | \$26,330 | 0% | 100% | 1.00 | 1.0000 | \$26,300 |
| 7: Barn, Pole2 | 0% | 1 | T3AW | C | 1960 | 1960 | 58 | F | \$21.06 | 0.95 | \$21.97 | 17' x 25' x 16' | \$8,870 | 70% | \$2,660 | 0% | 100% | 1.00 | 1.0000 | \$2,700 |
| 8: Barn, Pole1 | 0% | 1 | T3AW | C | 1960 | 1960 | 58 | A | \$12.35 | 0.95 | \$12.35 | 36' x 96' x 14' | \$40,563 | 65% | \$14,200 | 0% | 100% | 1.00 | 1.0000 | \$14,200 |

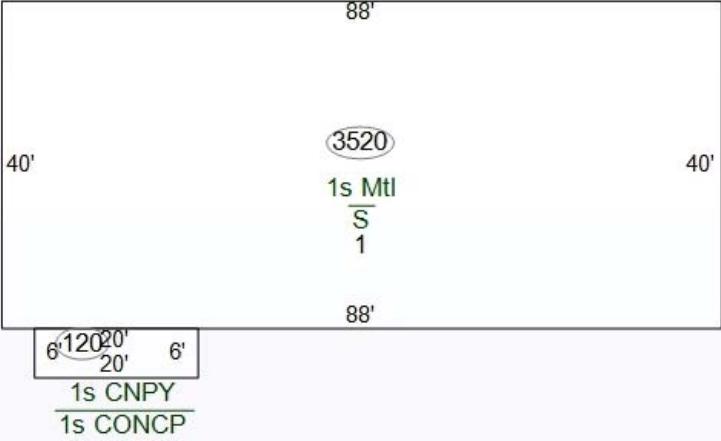
| General Information | | | |
|---------------------|--------------|--------------|--------------------|
| Occupancy | C/I Building | Pre. Use | GCK |
| Description | C/I Building | Pre. Framing | Steel Post and Bea |
| Story Height | 1 | Pre. Finish | Unfinished |
| Type | N/A | # of Units | 0 |

| | SB | B | 1 | U |
|-----------|----|---|-----------|---|
| Wall Type | | | 1(256') | |
| Heating | | | 3520 sqft | |
| A/C | | | 1200 sqft | |
| Sprinkler | | | | |

| Plumbing RES/CI | | | | Roofing | | | |
|-----------------|----|---|----|--|---|--|--|
| # | TF | # | TF | <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal | |
| Full Bath | 0 | | 0 | <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | |
| Half Bath | 1 | 2 | 0 | <input type="checkbox"/> Other | | | |
| Kitchen Sinks | 1 | 1 | 0 | GCK Adjustments | | | |
| Water Heaters | 1 | 1 | 0 | <input checked="" type="checkbox"/> Low Prof | <input type="checkbox"/> Ext Sheat | <input checked="" type="checkbox"/> Insulation | |
| Add Fixtures | | 0 | 0 | <input checked="" type="checkbox"/> SteelGP | <input checked="" type="checkbox"/> AluSR | <input type="checkbox"/> Int Liner | |
| Total | 3 | 4 | 0 | <input type="checkbox"/> HGSR | <input type="checkbox"/> PPS | <input type="checkbox"/> Sand Pnl | |

| Exterior Features | | |
|-------------------|------|-------|
| Description | Area | Value |
| Patio, Concrete | 120 | \$700 |
| Canopy, Shed Type | 120 | \$800 |

| Special Features | | Other Plumbing | |
|------------------|----------|-----------------|-------|
| Description | Value | Description | Value |
| Mezz 1200sqft | \$14,424 | 1 x Drink Fount | \$800 |



| Building Computations | | | |
|------------------------|-----------|----------------------|-----------|
| Sub-Total (all floors) | \$144,890 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$164,814 |
| Plumbing | \$3,200 | Quality (Grade) | \$164,815 |
| Other Plumbing | \$800 | Location Multiplier | 0.95 |
| Special Features | \$14,424 | Repl. Cost New | \$156,573 |
| Exterior Features | \$1,500 | | |

| Floor/Use Computations | | | |
|------------------------|-----------|-----------|--|
| Pricing Key | GCK | GCK | |
| Use | GCK | GCK | |
| Use Area | 2320 sqft | 1200 sqft | |
| Area Not in Use | 0 sqft | 0 sqft | |
| Use % | 65.9% | 34.1% | |
| Eff Perimeter | 256' | 256' | |
| PAR | 7 | 7 | |
| # of Units / AC | 0 / N | 0 / N | |
| Avg Unit sz dpth | | | |
| Floor | 1 | 1 | |
| Wall Height | 16' | 16' | |
| Base Rate | \$14.13 | \$14.13 | |
| Frame Adj | \$0.35 | \$0.35 | |
| Wall Height Adj | \$2.10 | \$5.05 | |
| Dock Floor | \$0.00 | \$0.00 | |
| Roof Deck | \$0.00 | \$0.00 | |
| Adj Base Rate | \$14.48 | \$14.48 | |
| BPA Factor | 1.00 | 1.00 | |
| Sub Total (rate) | \$14.48 | \$14.48 | |
| Interior Finish | \$3.97 | \$40.47 | |
| Partitions | \$0.00 | \$0.00 | |
| Heating | \$0.00 | \$0.00 | |
| A/C | \$0.00 | \$2.45 | |
| Sprinkler | \$0.00 | \$0.00 | |
| Lighting | \$0.00 | \$0.00 | |
| Unit Finish/SR | \$0.00 | \$0.00 | |
| GCK Adj. | \$7.31 | \$4.42 | |
| S.F. Price | \$27.87 | \$66.86 | |
| Sub-Total | | | |
| Unit Cost | \$0.00 | \$0.00 | |
| Elevated Floor | \$0.00 | \$0.00 | |
| Total (Use) | \$64,652 | \$80,238 | |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|------------|----|-----------|------|----------|------------|-----------|----------|---------------|---------|------|------|--------|--------------|
| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age | nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
| 1: C/I Building | 0% | 1 | Metal | C | 2007 | 2007 | 11 | A | | 0.95 | | 3,520 sqft | \$156,573 | 28% | \$112,730 | 0% | 100% | 1.00 | 1.0000 | \$112,700 |

